

090.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

684,000 /

USE VALUE:

684,000 /

684,000

ASSESSED:

684,000 /

684,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
61		CANDIA ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MC MAHON FLORENCE A/LIFE EST	
Owner 2:	
Owner 3:	

Street 1: 61 CANDIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MC MAHON JOHN E JR-ETAL -

Owner 2: MC MAHON FLORENCE A -

Street 1: 61 CANDIA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 7,980 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**PROPERTY FACTORS**

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7980		Sq. Ft.	Site		0	70.	0.83	5									461,582						461,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7980.000	222,400		461,600	684,000			58181
							GIS Ref		
							GIS Ref		
							Insp Date		
							04/24/09		

Source: Market Adj Cost Total Value per SQ unit /Card: 445.31 /Parcel: 445.3

Entered Lot Size

Total Land:

Land Unit Type:

!7354!

**USER DEFINED**

Prior Id # 1:	58181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	22:00:02
LAST REV Date	Time
09/28/15	08:01:34
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 090.0-0006-0007.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2020	101	FV	222,400	0	7,980.	461,600	684,000	684,000	Year End Roll	12/18/2019
2019	101	FV	193,100	0	7,980.	468,200	661,300	661,300	Year End Roll	1/3/2019
2018	101	FV	193,100	0	7,980.	349,500	542,600	542,600	Year End Roll	12/20/2017
2017	101	FV	193,100	0	7,980.	316,500	509,600	509,600	Year End Roll	1/3/2017
2016	101	FV	193,100	0	7,980.	303,300	496,400	496,400	Year End	1/4/2016
2015	101	FV	181,500	0	7,980.	257,200	438,700	438,700	Year End Roll	12/11/2014
2014	101	FV	181,500	0	7,980.	244,000	425,500	425,500	Year End Roll	12/16/2013
2013	101	FV	181,500	0	7,980.	232,100	413,600	413,600		12/13/2012

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

MC MAHON JOHN E	65965-280	8/25/2015	Convenience	10	No	No	
	9617-286	1/1/1901	Family		No	No	N

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/1998	170	Manual	2,400					REROOF
5/18/1993	183		9,000					SCREENED PORCH 12X

Date Result By Name

4/24/2009	Inspected	163	PATRIOT
1/5/2009	Measured	336	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Good												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:												
OthrFix:	Rating:	OthrFix:	Rating:																
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average	Year Blt: 1956	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1									
Jurisdct:	Alt %:	Frtl:	Const Mod:	Frtl: 1	Rating: Average	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O										
Lump Sum Adj:	Name:	Total Units:	Floor:					Other											
<b>INTERIOR INFORMATION</b>				% Own:	<b>CONDOS INFORMATION</b>				Upper										
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31.	Location:	Total Units:	Lvl 2											
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	Override:	Functional:	%	Floor:		Lvl 1											
Bsmnt Flr: 12 - Concrete	Subfloor:			Economic:	%	% Own:		Lower											
Bsmnt Gar:	Electric: 3 - Typical			Special:	%	Name:													
Insulation: 2 - Typical	Int vs Ext:			Override:	%	<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W			Total:	31	Exterior:	No Unit	RMS	BRs	FL									
# Heat Sys: 1	% Heated: 100	% AC:				Interior:	1	6	3										
Solar HW: NO	Central Vac: NO	% Sprinkled:				Additions:													
% Com Wall:						Kitchen:													
<b>MOBILE HOME</b>						Baths:													
<b>SPEC FEATURES/YARD ITEMS</b>						Plumbing:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1995	0.00	T	19.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				<b>IMAGE</b>			
<b>AssessPro Patriot Properties, Inc</b>																			